

New Hampshire Council on Resources and Development

Office of Energy and Planning
57 Regional Drive, Concord, NH 03301
Voice: 603-271-2155 | Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

MEMORANDUM

TO: CORD Members and
Other Interested Parties

J D Colcord, Chair
Merrimack County Board of Commissioners
4 Court Street, Suite 2
Concord, NH 03301

James Knowlton, Chair
Board of Selectmen
Town of Northfield
21 Summer Street
Northfield, NH 03276

Kimon Koulet, Executive Director
Lakes Region Planning Commission
Humiston Building
130 Main Street, Suite 3
Meredith, NH 03253-9287

FROM: Jennifer Czysz, Senior Planner

DATE: June 11, 2007

SUBJECT: *State Owned Land, Surplus Land Review, Town of Northfield, NH
SLR 07-006*

RESPONSE DATE: July 16, 2007

Please review the attached information to determine if your agency has any interest in this transaction. If there is an interest, please notify this office of your intent in writing by the response date indicated above. The Council on Resources and Development will consider the request at the next meeting following the comment period. If the comment period has not closed by the date of the next meeting, any actions by CORD will be subject to completion of the comment period with no adverse comments received. Further information regarding upcoming CORD meetings may be obtained at: <http://www.nh.gov/oep/programs/CORD/>.

The Department of Cultural Resources is asked to review this request in accordance with RSA 227-C:9.

Members of the Public Water Access Advisory Board are asked to review this request in accordance with RSA 233-A.

The Lakes Management and Protection Program, through the Lakes Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers Coordinator, is asked to review this request in accordance with RSA 483:8, VI and 14.



RECEIVED

JUN 08 2007

OFFICE OF ENERGY
AND PLANNING

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

From:  Christopher Morgan
Administrator

Date: June 4, 2007

At: Bureau of Rail and Transit

Subject: Surplus Land Review
Concord to Lincoln Railroad Corridor, Northfield

To: Amy Ignatius, Director
Office of Energy and Planning

The Department of Transportation, Bureau of Rail & Transit, proposes to lease approximately 9,700 square feet of land in Northfield to Merrimack Valley Railroad Park Street, Northfield, NH.

The owner of the former Northfield Freight Station building and former Railroad land it sits on in Northfield has asked to lease a portion of the railroad property to store railroad passenger cars and cabooses. The owner leases other railroad property for this purpose and that area is at capacity. There is no room on the Freight Station side of the main track for expansion of additional side trackage, therefore the Railroad operators were consulted and it was determined that a side track could be constructed on the opposite side of the main track. At this time the side track in fact has been constructed and this agreement will formalize the conditions and responsibilities specific to the use of the sidetrack.

Although the area is part of and contiguous with the corridor, it will be used to store railroad cars and cabooses and the terms of the lease will include termination language in the event that this use would impact current and future rail use.

Please submit this request to the Council on Resources and Development to determine if this land is surplus to the needs and interests of the State.

Feel free to contact me with any questions.

Enc.

cc: Jack Ferns, Director
William Janelle, PE, Administrator, Bureau of Right-of-Way

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Department of Transportation, Bureau of Rail & Transit

Agency Contact Person: Louis A. Barker
Address: 7 Hazen Drive, Concord, NH 03302-0483
Phone Number: (603) 271-2425
E-Mail: lbarker@dot.state.nh.us

Applicant Contact Person: Alan Larter
Address: PO Box 216, Franklin, NH 03235-0216
Phone Number: _____
E-Mail: _____

Location of Property: Northfield, NH

Acreage: 9700 Square feet

Requested Action: Lease of Land

Term of Lease or Easement: 1 year

Please complete ALL questions below, submit one digital copy, one hardcopy original, and three photocopies of the complete application to the Office of Energy and Planning, 57 Regional Drive, Concord, NH 03301, jennifer.czysz@nh.gov.

1. What is the current use of this property?

Operation of freight and tourist trains.

2. What is the proposed use of this property?

Storage of private railroad rolling stock, cabooses and passenger equipment on new sidetrack.

3. Does the proposed use of this property entail new development? ☐ Yes ☒ No

a. If yes, is it consistent with adjacent and existing development? ☐ Yes ☐ No

b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the property or surroundings use.

4. Are there any structures located on this property? ☐ Yes ☒ No

a. If yes, please describe the structures including how many and what kind?

5. Are there historical architectural or archaeological resources identified on this site?

☐ Yes ☒ No

a. If yes, describe the resource(s)?

(Lessee will only use "roadbed", no excavation will occur.)

b. If no, contact the NH Division of Historical Resources prior to application submission.

6. Is there any existing development or structures on adjacent sites? ☒ Yes ☐ No

a. If yes, describe the use and number of structures of adjacent sites.
If no, where is the nearest development? (Describe distance, use, and number)

Northfield Freight Station

7. Does the site represent the entire state property in this location? ☐ Yes ☒ No

a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

20 foot corridor maintained for main track operation by designated Railroad operators.

8. Is access to this property available? ☒ Yes ☐ No

a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

Town road at crossing with State-owned Concord to Lincoln RR corridor

- b. If yes, is there a potential for public access interruption? ☐ Yes ☒ No

9. Are there water resources related to this property such as:
Lakes/Ponds - ☐ Yes ☐ No OR Rivers - ☒ Yes ☐ No?

a. If yes to either, please indicate the size or extent of such resources.

Railroad corridor is adjacent to Winnepesaukee River.

- b. If there are water resources, is there currently public or private access to the site and water body? ☐ Public ☐ Private ☒ No Access Available

c. If there is currently no access (9b), will the proposed use provide new public or private access to the water body? ☐ Public ☐ Private ☒ No New Access

10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.

	Yes (property)	Yes (adjacent property)	No
a. Steep slopes.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Wetlands (Prime and NWI)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Threatened or endangered species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Increased impervious surface	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Agricultural soils of prime, statewide, or local importance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Potential river channel change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

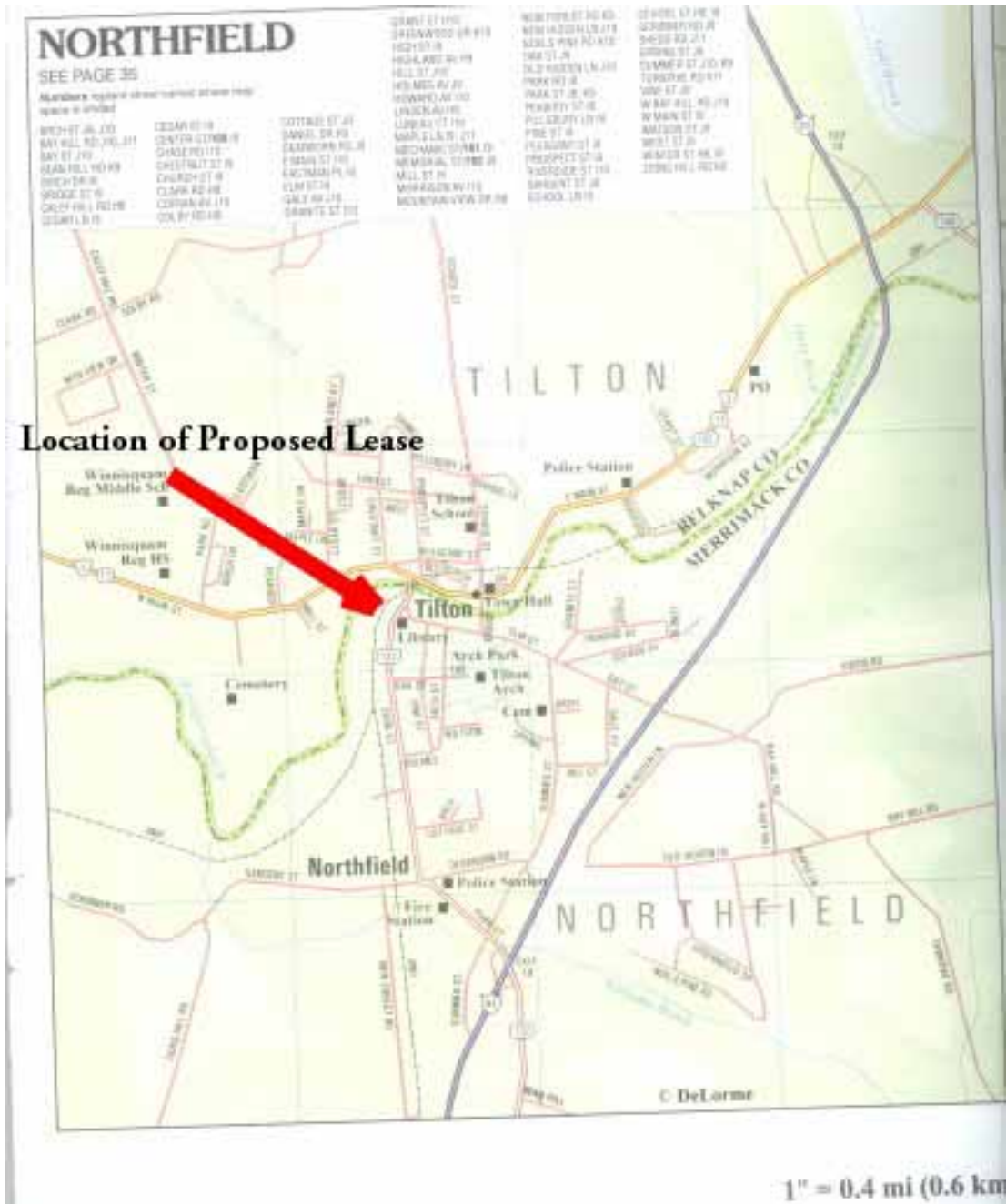
11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.

a. Municipal tax map copy showing all abutters
b. General location map with scale, north arrow, nearby roads, and water bodies/features*
c. Aerial Photograph*
d. Any site plans for new or proposed development prepared at the time of application
e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities, or topographic features are welcome but not required

* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

Maps and Photographs

Please paste any maps and photographs submitted as part of this application here.



LEASE LOCATION

TILTON
NORTHFIELD

WINNIPESAUKEE RIVER

ROUTE 112

STREET

STREET

STREET

MEMORIAL STREET

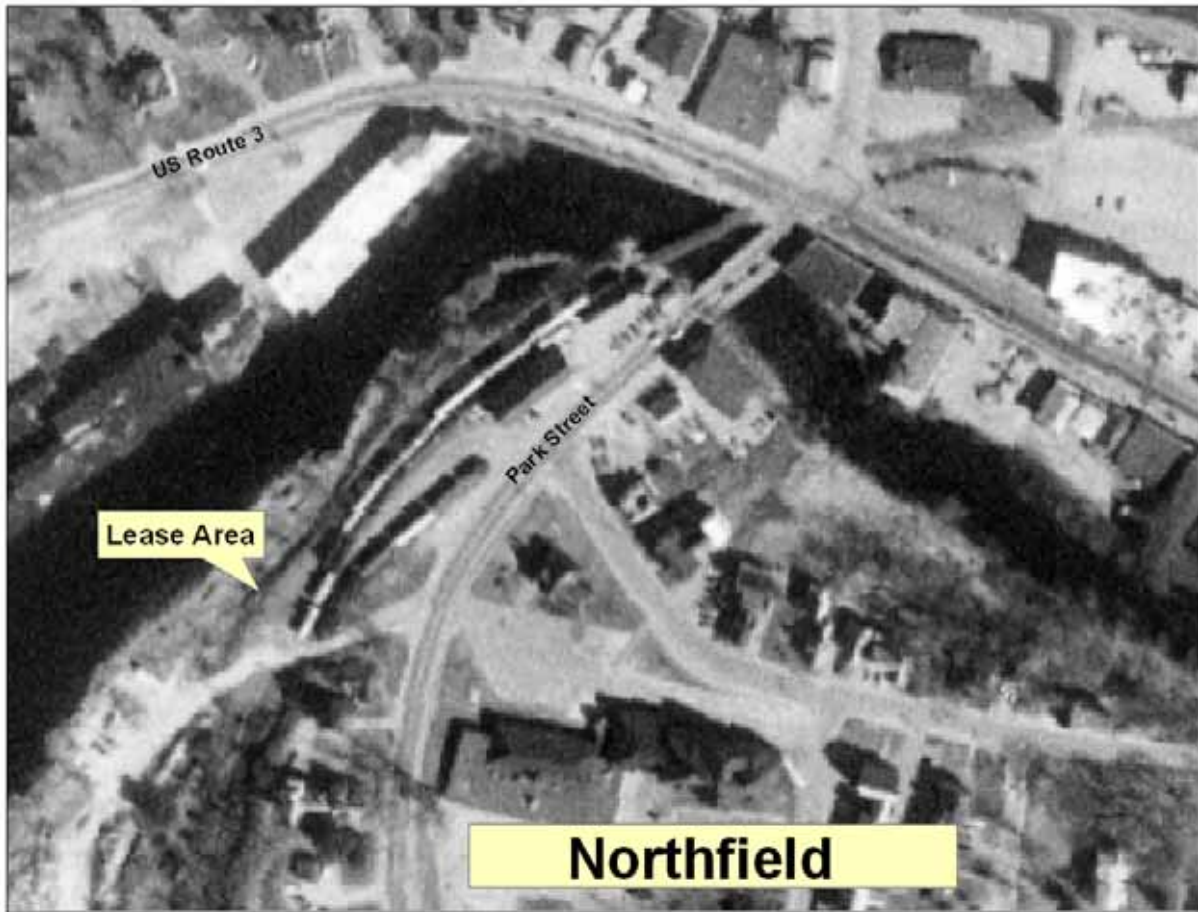
COUNTY LINE

ZONED R2

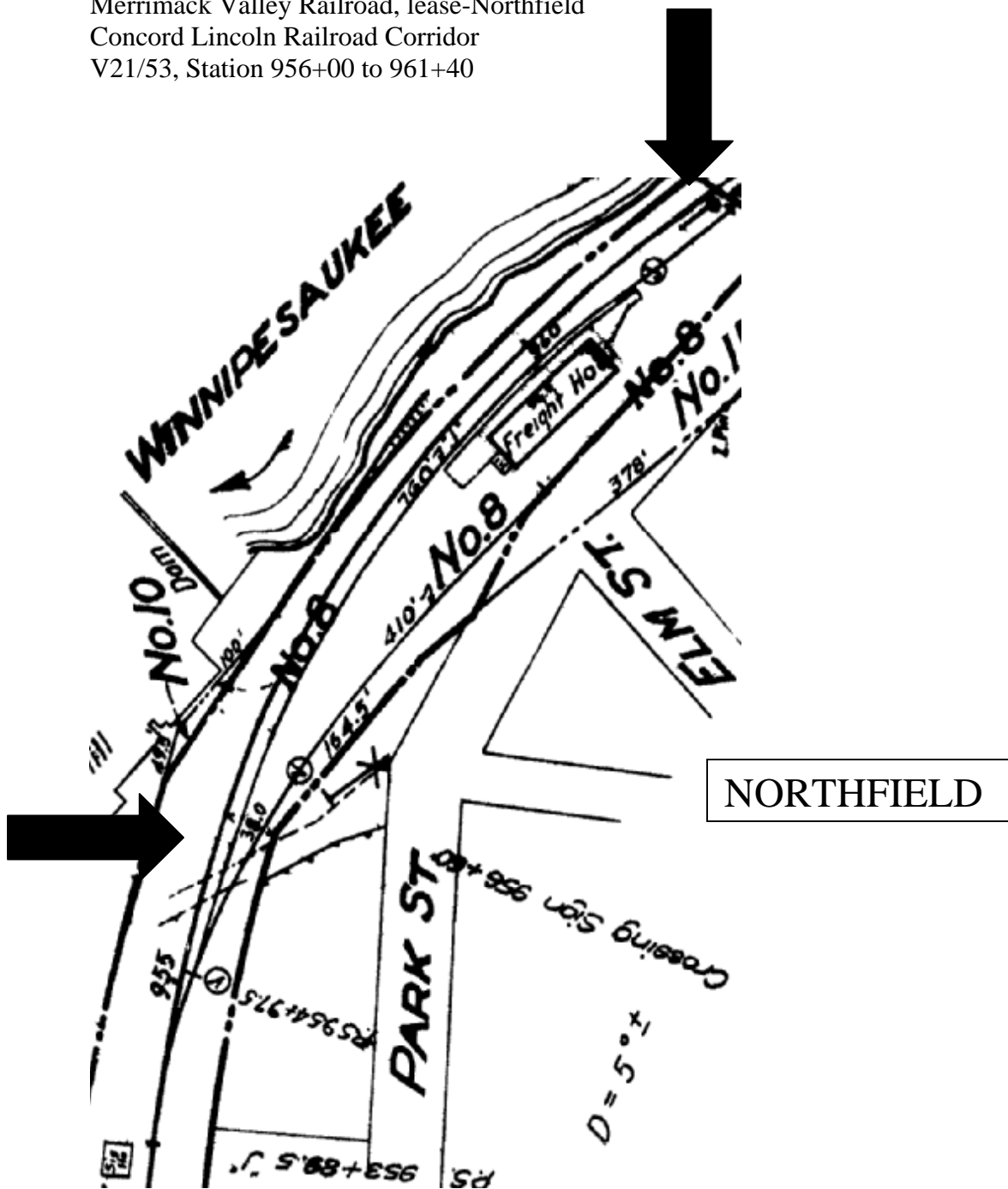
MATCH TO SHEET NO. U-8

ASSESSOR'S TAX MAPS
TOWN OF NORTHFIELD, NEW HAMPSHIRE

DATE	TIME	LOCATION	TYPE OF CASE	STATUS
10/10/77	10:00	1000 N. 1st St.	Auto Theft	Open
10/11/77	11:00	1000 N. 1st St.	Auto Theft	Open
10/12/77	12:00	1000 N. 1st St.	Auto Theft	Open
10/13/77	13:00	1000 N. 1st St.	Auto Theft	Open
10/14/77	14:00	1000 N. 1st St.	Auto Theft	Open
10/15/77	15:00	1000 N. 1st St.	Auto Theft	Open
10/16/77	16:00	1000 N. 1st St.	Auto Theft	Open
10/17/77	17:00	1000 N. 1st St.	Auto Theft	Open
10/18/77	18:00	1000 N. 1st St.	Auto Theft	Open
10/19/77	19:00	1000 N. 1st St.	Auto Theft	Open
10/20/77	20:00	1000 N. 1st St.	Auto Theft	Open
10/21/77	21:00	1000 N. 1st St.	Auto Theft	Open
10/22/77	22:00	1000 N. 1st St.	Auto Theft	Open
10/23/77	23:00	1000 N. 1st St.	Auto Theft	Open
10/24/77	24:00	1000 N. 1st St.	Auto Theft	Open
10/25/77	25:00	1000 N. 1st St.	Auto Theft	Open
10/26/77	26:00	1000 N. 1st St.	Auto Theft	Open
10/27/77	27:00	1000 N. 1st St.	Auto Theft	Open
10/28/77	28:00	1000 N. 1st St.	Auto Theft	Open
10/29/77	29:00	1000 N. 1st St.	Auto Theft	Open
10/30/77	30:00	1000 N. 1st St.	Auto Theft	Open
10/31/77	31:00	1000 N. 1st St.	Auto Theft	Open
11/01/77	32:00	1000 N. 1st St.	Auto Theft	Open
11/02/77	33:00	1000 N. 1st St.	Auto Theft	Open
11/03/77	34:00	1000 N. 1st St.	Auto Theft	Open
11/04/77	35:00	1000 N. 1st St.	Auto Theft	Open
11/05/77	36:00	1000 N. 1st St.	Auto Theft	Open
11/06/77	37:00	1000 N. 1st St.	Auto Theft	Open
11/07/77	38:00	1000 N. 1st St.	Auto Theft	Open
11/08/77	39:00	1000 N. 1st St.	Auto Theft	Open
11/09/77	40:00	1000 N. 1st St.	Auto Theft	Open
11/10/77	41:00	1000 N. 1st St.	Auto Theft	Open
11/11/77	42:00	1000 N. 1st St.	Auto Theft	Open
11/12/77	43:00	1000 N. 1st St.	Auto Theft	Open
11/13/77	44:00	1000 N. 1st St.	Auto Theft	Open
11/14/77	45:00	1000 N. 1st St.	Auto Theft	Open
11/15/77	46:00	1000 N. 1st St.	Auto Theft	Open
11/16/77	47:00	1000 N. 1st St.	Auto Theft	Open
11/17/77	48:00	1000 N. 1st St.	Auto Theft	Open
11/18/77	49:00	1000 N. 1st St.	Auto Theft	Open
11/19/77	50:00	1000 N. 1st St.	Auto Theft	Open
11/20/77	51:00	1000 N. 1st St.	Auto Theft	Open
11/21/77	52:00	1000 N. 1st St.	Auto Theft	Open
11/22/77	53:00	1000 N. 1st St.	Auto Theft	Open
11/23/77	54:00	1000 N. 1st St.	Auto Theft	Open
11/24/77	55:00	1000 N. 1st St.	Auto Theft	Open
11/25/77	56:00	1000 N. 1st St.	Auto Theft	Open
11/26/77	57:00	1000 N. 1st St.	Auto Theft	Open
11/27/77	58:00	1000 N. 1st St.	Auto Theft	Open
11/28/77	59:00	1000 N. 1st St.	Auto Theft	Open
11/29/77	60:00	1000 N. 1st St.	Auto Theft	Open
11/30/77	61:00	1000 N. 1st St.	Auto Theft	Open
12/01/77	62:00	1000 N. 1st St.	Auto Theft	Open
12/02/77	63:00	1000 N. 1st St.	Auto Theft	Open
12/03/77	64:00	1000 N. 1st St.	Auto Theft	Open
12/04/77	65:00	1000 N. 1st St.	Auto Theft	Open
12/05/77	66:00	1000 N. 1st St.	Auto Theft	Open
12/06/77	67:00	1000 N. 1st St.	Auto Theft	Open
12/07/77	68:00	1000 N. 1st St.	Auto Theft	Open
12/08/77	69:00	1000 N. 1st St.	Auto Theft	Open
12/09/77	70:00	1000 N. 1st St.	Auto Theft	Open
12/10/77	71:00	1000 N. 1st St.	Auto Theft	Open
12/11/77	72:00	1000 N. 1st St.	Auto Theft	Open
12/12/77	73:00	1000 N. 1st St.	Auto Theft	Open
12/13/77	74:00	1000 N. 1st St.	Auto Theft	Open
12/14/77	75:00	1000 N. 1st St.	Auto Theft	Open
12/15/77	76:00	1000 N. 1st St.	Auto Theft	Open
12/16/77	77:00	1000 N. 1st St.	Auto Theft	Open
12/17/77	78:00	1000 N. 1st St.	Auto Theft	Open
12/18/77	79:00	1000 N. 1st St.	Auto Theft	Open
12/19/77	80:00	1000 N. 1st St.	Auto Theft	Open
12/20/77	81:00	1000 N. 1st St.	Auto Theft	Open
12/21/77	82:00	1000 N. 1st St.	Auto Theft	Open
12/22/77	83:00	1000 N. 1st St.	Auto Theft	Open
12/23/77	84:00	1000 N. 1st St.	Auto Theft	Open
12/24/77	85:00	1000 N. 1st St.	Auto Theft	Open
12/25/77	86:00	1000 N. 1st St.	Auto Theft	Open
12/26/77	87:00	1000 N. 1st St.	Auto Theft	Open
12/27/77	88:00	1000 N. 1st St.	Auto Theft	Open
12/28/77	89:00	1000 N. 1st St.	Auto Theft	Open
12/29/77	90:00	1000 N. 1st St.	Auto Theft	Open
12/30/77	91:00	1000 N. 1st St.	Auto Theft	Open
12/31/77	92:00	1000 N. 1st St.	Auto Theft	Open
1/01/78	93:00	1000 N. 1st St.	Auto Theft	Open
1/02/78	94:00	1000 N. 1st St.	Auto Theft	Open
1/03/78	95:00	1000 N. 1st St.	Auto Theft	Open
1/04/78	96:00	1000 N. 1st St.	Auto Theft	Open
1/05/78	97:00	1000 N. 1st St.	Auto Theft	Open
1/06/78	98:00	1000 N. 1st St.	Auto Theft	Open
1/07/78	99:00	1000 N. 1st St.	Auto Theft	Open
1/08/78	100:00	1000 N. 1st St.	Auto Theft	Open



Merrimack Valley Railroad, lease-Northfield
 Concord Lincoln Railroad Corridor
 V21/53, Station 956+00 to 961+40



BLOCK ARROWS INDICATE LIMITS OF PROPOSED LEASE AREA
 (West side of mainline track.)

Field Measurements (Proposed lease area west side of main)

1 st segment Sta. 956+00 to 957+00	100 X 45 = 4500 sf
2 nd segment Sta. 957+00 to 959+20	220 X 45/5 = 4100 sf
3 rd segment Sta. 220 X 5 = 1100 sf	
Total = 9700 sf	